

**SPECIFICATIONS  
Restroom Remodel  
City Hall Second Floor  
500 Castro Street  
Mountain View, CA 94039**

**PROJECT SUMMARY**

Furnish labor, materials, tools, equipment and incidentals for all work related to restoring Men's and Women's Restroom on the second floor of Mountain View City Hall.

**GENERAL PROVISIONS**

1. PREVAILING WAGE REQUIREMENTS

This is not a prevailing wage project. Department of Industry prevailing wage requirements will not apply to this project.

2. RESPONSIBILITIES OF THE CONTRACTOR

The City assumes no responsibility for loss of or damage to materials or equipment owned or operated by the contractor, his agents or employees. All work damaged due to vandalism or any other cause prior to acceptance of the work by the City shall be repaired or replaced by the contractor at the contractor's own expense.

The contractor shall comply with all applicable State and local laws, ordinances, codes and regulations. All safety orders, rules and recommendations of the Division of Industrial Relations of the State of California, applicable to all the work performed under this contract, shall be obeyed and enforced by the contractor. The contractor shall be solely responsible for any and all injuries to individuals or properties resulting directly or indirectly from the contractor's performance of the work, and the contractor agrees to indemnify and hold the City free and harmless from and against any and all liabilities, expenses, claims, costs, suits and damages arising out of the negligence or on the part of the contractor.

3. WORKING HOURS

The regular working hours for the City are between 8:00 a.m. and 4:00 p.m. from Monday to Friday. Work on weekends maybe allowed with prior approval.

4. SITE APPEARANCE

The contractor shall maintain a neat appearance to the work site throughout the construction period. When debris generated by the construction shall be disposed of concurrently with its removal. If stockpiling is necessary, the material shall be removed or disposed of daily or at the direction of the Facilities Project Manager.

If the contractor damages any improvements, the contractor shall repair or replace the damaged improvements to the satisfaction of the Facilities Project Manager. The repair or replacement work shall be of equal or greater quality and in appearance to prior condition. The repair or replacement method used shall be approved by the Facilities Project Manager.

The contractor shall solely be responsible for and bear the costs of repairing or replacing damaged improvements. Excess materials generated from the repair or replacement work shall be disposed of off-site by the contractor at the contractor's own expense.

5. DISPOSAL OF MATERIALS

Any damaged equipment needing removal is to be disposed of off-site in a legal manner. The contractor shall not stockpile debris, rubbish, garbage, excess materials or other unwanted materials on the sidewalk or on the street. All demolition rubble, debris, slurry, dirt, trees, shrubs, vegetation and other excess materials resulting from the contractor's operations shall be disposed of off-site in a safe and legal manner at the contractor's own expense. All rubble, debris or other excess materials must be removed at the end of each workday. Washing of excess materials into the storm drain is prohibited.

Payment for transportation and disposal of excess materials and removed equipment shall be considered as included in the contract, and no additional compensation shall be made therefore.

6. SITE CLEANUP

If the contractor fails to perform the final cleanup work to the satisfaction of the Facilities Project Manager, the City will withhold the final payment until the contractor complies with the requirements. If the final cleanup is deemed

unsatisfactory, the contractor shall remedy the work within two (2) working days after receipt of rejection notice from the City. If the contractor fails to remedy the work as directed, the City may, at its own option, hire a third party to perform the work and deduct the cost of the clean-up work from the final payment due the contractor.

## 7. INSURANCE REQUIREMENTS

Follow the requirements from the Purchasing Division under "Instruction for Submitting Bids."

## 8. CHANGE ORDER

Contractor shall secure prior approval from the Facilities Project Manager and Purchasing Division for any change orders, which may impact project price and schedule. The contractor agrees to waive his/her rights of any claim if any out-of-scope work is carried out without an approved change order signed by the Facilities Manager of the City. If the owner initiates a change order, a detailed cost breakdown proposal shall be submitted within six (6) calendar days for owner's approval. Contractor shall verify all code requirements and include these requirements in the total price. The changes, if any, caused by Building Code requirements will not qualify for a cost change order.

When field changes, clarifications or other information regarding changes to the contractor's work become necessary, a letter will be issued to the contractor notifying the contractor of the changes, clarifications or such other information as the case may be. This letter will instruct the contractor whether or not to proceed with the work and will request an itemized quotation for any applicable change to the contract scope of work.

The contractor's quotation will be analyzed for correctness. After the review and analysis of the quotation by the Facilities Project Manager, it will be incorporated into the appropriate change estimate. Upon City's approval, a contract change order will be issued. Prompt response and submission of the itemized quotation, together with detailed quantity breakdowns of the work and subcontractor and supplier backups, will expedite approval of all changes. The contractor must reply to the City's letter within seven (7) calendar days of its issuance. Failure by the contractor to timely respond to this letter will cause the City to apply a unilateral decision on the cost of the change. Incomplete quotations or insufficient supporting documentation will cause the quotations to be returned for revision and resubmission.

## **SPECIAL PROVISIONS**

### **1. EXAMINATIONS AND INVESTIGATION BY CONTRACTOR**

Prior to submitting a bid, the contractors shall examine all documents relating to this project and visit the job site to ascertain the nature of the work and the character of the job site. The contractors shall become familiar with the contractual requirements, project limitations, various aspects of the work, physical conditions and surroundings of the job site.

The contractors shall include in their bids a sum sufficient to cover the costs of doing the work under the existing site conditions and project requirements. By submitting a bid for the project, the contractor declares that he or she has thoroughly investigated the job site, examined all related project documents and is familiar and satisfied with the nature, character and condition of the project site, contractual requirements, project limitations and the various aspects of this project. The City will not consider any claims for compensation whatsoever on account of the contractors' failure to fully investigate and examine the project requirements and job site conditions as required above.

### **2. CONSTRUCTION SCHEDULE**

The construction shall be completed within 60 days from approval of the purchase order. The starting date to be approved by the City.

### **3. PUBLIC CONVENIENCES AND SAFETY**

The contractor shall maintain sufficient safeguards against the occurrence of accidents, injuries or damage to any person or property. Barricades shall be placed around all work area when work is not in progress as directed by the Facilities Project Manager or the Safety Manager.

### **4. SCOPE OF WORK:**

#### **4.1 Concrete:**

Provide 6" high new concrete curb at the base of all partitions. Concrete width to match metal studs. Provide cutouts for mounting of water closets with standard height. Perform cast-in-place concrete work in accordance with ACI 301.

Provide a standard brand of Portland cement, ASTM C150, type I or II.

#### **4.1.1 AGGREGATES**

Provide ¾" hardrock aggregate, comply with ASTM C33.

#### 4.1.2 WATER

Use only clean potable water.

#### 4.1.3 CONCRETE MIXES

Use Portland cement to achieve a weight of not more than 110 pcf and an ultimate compressive strength of 3000 psi at 28 days.

4.1.4 Slump: 3 inches.

#### 4.1.5 SURFACE CONDITIONS

Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

#### 4.1.6 CONCRETE MIXING

Concrete may be mixed at the site when the mixer has a capacity not less than one full sack batch.

#### 4.1.7 INSERTS AND EMBEDDED ITEMS

Coordinate the various trades who are required to fasten work to the structure, or are required to insert therein any sleeve, box, bolt, anchor or other rough hardware.

Do not place concrete until hangers, bolts and other embedded materials are securely and properly fastened in their correct positions.

4.1.8 Prepare previously prepared concrete by cleaning with steel brush and applying bonding agent. Apply bonding agent in strict accordance with manufacturer's instructions.

4.1.9 Place concrete continuously between predetermined expansion, control and construction joints.

4.1.10 Thoroughly work concrete around reinforcement and embedded fixtures and into corners of forms during placing operations.

4.1.11 Completely compact with tamping poles and by tapping forms until the concrete is thoroughly compact and without voids.

#### 4.1.12 CURING

- A. Immediately after placement, protect concrete from premature drying.
- B. Maintain concrete with minimal moisture loss at relatively constant temperature for a period necessary for hydration of cement and hardening of concrete.

#### **4.2 Metal Studs**

Remove rusted metal studs and replace with new 25 gauge, galvanized, 1 1/4" flanged, 3 5/8" drywall studs and tracks. New studs shall be approximately 24" in height. Submit and review the material, method and design of the new metal studs with the Facilities Project Manager. Secure approval prior to installation.

##### 4.2.1 QUALITY ASSURANCE:

ASTM A-525 Standard Specification for General

Requirements for Steel Sheet, Zinc-Coated

(Galvanized) by the Hot-Dip Process.

ASTM A-568 Standard Specification for Steel, Sheet,

Carbon, and High-Strength, Low-Alloy, Hot-Rolled and

Cold-Rolled Galvanized Coatings

Unit Responsibility: Obtain light gage steel framing

materials including fasteners and related accessories from a

single manufacturer to ensure consistency in quality of

performance and appearance.

Samples: Furnish standard size sample of each linear or

continuous product, and one sample of all other components

required for project.

##### 4.2.2 DELIVERY, STORAGE AND HANDLING:

Handling: Handle materials to avoid damage.

Delivery: Deliver materials to the jobsite in original packages, containers, or bundles bearing the brand name and manufacturer's identification.

Storage: Store materials in dry locations with adequate ventilation, free from water, and in such a manner to permit easy access for inspection and handling. Damaged materials shall be removed from the job site.

#### 4.2.3. MANUFACTURER:

Subject to compliance with requirements, provide 25 gauge steel framing, and all related components, as manufactured by Unimast, Inc. and supplied by United States Gypsum Co. or approved equal.

#### 4.2.4 MATERIALS:

ST Style Steel Studs:

(358ST20)

Runner: (Select 1-1/4" leg CR-Runner to match stud

Finish: Provide galvanized finish to metal framing components complying with ASTM A525 for a minimum G60 coating.

Fasteners:

Provide nuts, bolts washers, screws, and other fasteners with corrosion resistant finish

#### 4.2.5 FABRICATION:

Framing components may be prefabricated into assemblies before erection. Fabricate panels plumb, square, true to line, and braced against racking with joints welded.

Fabricate units in jig templates to hold members in proper alignment and position and to assure consistent component placement and full bearing at runner track.

Attach similar components by welding. Attach dissimilar components by welding, bolting, or screw fasteners.

#### 4.2.6 RUNNER TRACK INSTALLATION:

Install continuous runner tracks sized to match studs. Align tracks accurately to layout at base and tops of studs.

Secure tracks with suitable fasteners for the type of construction involved spaced not more than 16" o. c.

#### 4.2.7 CLEAN-UP:

At the completion of light gage steel framing work remove all related rubbish, excess material, scaffolding, tools and equipment from the site.

### **4.3. WATER RESISTANT BOARDS**



Install SHEETROCK® Brand HUMITEK™ Gypsum Panels on the walls above the wall tiles (7' tall) and below ceiling. Humitek panels shall have non-combustible, moisture and mold-resistant gypsum core that is encased in a moisture resistant, 100 percent recycled blue face and brown back papers. The panels feature tapered long edges for easy finishing. The 5/8" panels are UL Classified for fire resistance (Type X).

#### **4.4 CERAMIC TILES**

##### **4.4.1 QUALITY ASSURANCE**

Use adequate numbers of skilled workers who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

##### **4.4.2 PRODUCTS**

- A. Use ceramic tile and accessories complying with Tile Council of America. Also in colors and patterns matches the restrooms at the Ground floor. Tiles to be 4 1/2" square. Including full line of Sanitary Cove base, Bullnose, surface trim, and Beads.
- B. SETTING MATERIALS shall comply with ANSI A136.1, using type I where exposed to prolonged water presence.
- C. Use commercially prepared sandy grouting composition, not requiring damp curing, and with high flexibility and stain resistance.

##### **4.4.3 INSTALLATION**

- A. Install mortar, tile, and grout in accordance with the manufacturer's instructions.
- B. Do not interrupt tile pattern through openings.
- C. Cut and fit tile tight to penetrations. Form corners and bases neatly.
- D. Grout tile joints. Make joints watertight, without voids, cracks, excess mortar or excess grout.
- D. Apply sealant to interface of tile and dissimilar materials.
- E. Tile pattern and color to match 1<sup>st</sup> floor bathrooms. The tile will have multiple colors. Tile design includes one tier of 2"x2" tiles and one tier of quarter round.

#### 4.4.4 CLEANING

- A. Upon completion of installation, clean the work and apply 2 coats of grout sealer on all grouts.
- B. Provide tile surfaces clean and free from cracked, broken, chipped, and otherwise defective units.

### 4.5 PAINTING

Paint all new drywalls in the bathroom with primer, and 2 coats of Gloss enamel paint. Color to match ground floor bathrooms. Paint other area outside of bathroom to match adjacent walls. Paint ceiling with one coat.

#### 4.5.1 QUALITY ASSURANCE

Paint coordination:

- 1. Use finish coat materials, which are compatible with the prime coats actually used.
- 2. Provide barrier coats over non-compatible primers, or remove the primer and re-prime as necessary.

#### 4.5.2 ENVIRONMENTAL CONDITIONS

- A. Do not apply solvent-thinned paints when the temperature of surfaces to be painted and the surrounding air temperatures are below 45 degrees F, unless permitted by the materials manufacturer.
- B. Do not apply paint when relative humidity exceeds 85 percent, or to damp or wet surfaces.

#### 4.5.3 MAINTENANCE

Upon completion of the work of this Section, deliver to the Owner and extra stock one gallon of each color, type, and gloss of paint used. Tightly seal each container and label contents and location where used.

#### 4.5.4 SURFACE CONDITIONS

Examine the areas and conditions under which work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the Work. Do not proceed until unsatisfactory conditions are corrected.

#### **4.5.5 MATERIALS PREPARATION**

Mix and prepare paint materials in accordance with the manufacturer's instructions.

#### **4.5.6 PREPARATION**

- A. Verify that substrate conditions are ready to receive work.
- B. Correct minor defects and clean surfaces which affect work of this Section.
- C. Remove or mask electrical plates, hardware, light fixture trim, escutcheons and fittings prior to preparing surfaces or finishing.
- D. Gypsum board surfaces: Fill minor defects with latex compounds. Spot prime defects after repair.
- E. Shop primed metal surfaces: Sand and scrape to remove loose primer, rust and other foreign materials. Prime paint bare steel surfaces.

#### **4.5.7 APPLICATION**

- A. Apply products in accordance with the manufacturer's instructions.
- B. Sand transparent finishes lightly between coats to achieve the required finish.
- C. Where clear finishes are required, tint fillers to match wood.

#### **4.5.8 PAINTING SCHEDULE**

Interior semi-gloss enamel on new drywall:

- A. First coat: Kelly Moore 972
- B. Second coat: Kelly Moore 1650 Semi Gloss.
- C. Third coat: Kelly Moore 1650 Semi Gloss

#### **4.6 FIXTURE INSTALLATION**

Install all existing water closets and fixtures with city provided existing carrier.  
Provide moisture isolator at the bottom of the metal contacting the concrete.

#### **4.7 PLUMBING ACCESSORIES INSTALLATION**

Reinstall Urinals, Lavatories, countertops, P-traps, supply lines, partitions, electrical items and all necessary accessories.

#### **4.8 GENERAL CONDITION**

Provide project management, insurance, tools rental, supplies, transportation, protection, Inspection, cleaning, trash disposal, communication, supervision, and all other necessary items.

#### **4.9 CEMENTITIOUS BACKERBOARD**

Install Hardbacker 500, ½" thick 4' x 8' Ceramic Tile underlayment and backerboard behind all tile areas. (Hardbacker 500 available from James Hardle Building Products: 888 542-7343) Edges of backer board parallel to framing must be continuously supported. Fastener to be spaced at 16" maximum.

#### **4.10 HOT DIP GALVANIZE**

Remove existing fixture supports, clean and hot dip galvanize all existing city owned vertical members of the wall-mount carriers, unistuds, metal clips etc. For the metal members not hot dipped, wire brush all rusted metal parts and apply Kelly Moore oil base 1710 primer with oil base gloss Kelly Moore 1700 protection finish coat. Reinstall all metal members and adjust the right mounting height to comply with ADA standards as required.

Provide 2 years labor and material warranty.

**Restroom Remodel**  
**City Hall Second Floor**  
**City of Mountain View**

**Bid Sheet**

<b>No.</b>	<b>Item</b>	<b>Price</b>
<b>1</b>	<b>Concrete curbs</b>	
<b>2</b>	<b>New metal studs and tracks</b>	
<b>3</b>	<b>HUMITEK™ Gypsum boards</b>	
<b>4</b>	<b>Tiles</b>	
<b>5</b>	<b>Painting</b>	
<b>6</b>	<b>Reinstall major plumbing fixtures</b>	
<b>7</b>	<b>Reinstall accessories, electrical items, and counter tops</b>	
<b>8</b>	<b>General conditions, Overhead/Profit</b>	
<b>9</b>	<b>Hardbacker 500, 1/2" thick BACKERBOARD</b>	
<b>10</b>	<b>Clean and hot dip galvanize all existing wall mount carriers and support members</b>	
	<b>TOTAL</b>	<b>\$</b>

\_\_\_\_\_  
 Signature of Company Officer

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Company

\_\_\_\_\_  
 Phone Number